

This is NOT a Tax Statement **Notice Of Appraised Value** Do NOT Pay From This Notice

AUSTIN COUNTY APPRAISAL DIST
906 E AMELIA
BELLVILLE TX 77418

979-865-9124

austincad@gmail.com

THUROW NELLIE STERLING
44 CLUB ESTATES PKWY
THE HILLS TX 78738-1429



APPRAISAL YEAR 2026

THE APPRAISAL REVIEW BOARD WILL BEGIN HEARING
PROTESTS ON 6/23/2026 AT: 9:00 AM
AUSTIN COUNTY APPRAISAL DIST
906 E AMELIA
BELLVILLE TX 77418
QUESTIONS CONCERNING MINERAL
VALUES, CONTACT PRITCHARD &
ABBOTT AT 832-243-9600

Protest Deadline: 6-01-2026
ARB Hearing: 6-23-2026
Owner: 17033 1217

VISIT WWW.PANDAI.COM AND SELECT MINERAL OR
PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE
APPRAISAL VALUES, REPORTS AND MINERAL FAQ'S.

Dear Property Owner,
The value of your property listed below is based on an appraisal date of January 1st of this year.

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	1,520	470	Lease: 1096 Type: REAL Owner #: 17033
FM RD	1,520	470	Legal: MUELLER A
SPEC RD/BRIDGE	1,520	470	ENHANCED ENERGY
BELLVILLE ISD	1,520	470	AB 101 W C WHITE SUR
BELLVILLE HOSP	1,520	470	RRC 27890
AUSTIN CO PREC1	1,520	470	
HB1984: The Appraised value of \$470 in 2026 as compared to \$380 in 2021 is a 23.68% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,210	0	470
FM RD	1,210	0	470
SPEC RD/BRIDGE	1,210	0	470
BELLVILLE ISD	1,210	0	470
BELLVILLE HOSP	1,210	0	470
AUSTIN CO PREC1	1,210	0	470

Additional Owner's Properties are continued on following page(s).

The Texas Legislature does not set the amount of your local taxes. Your property tax burden is decided by your locally elected officials, and all inquiries concerning your taxes should be directed to those officials.

Enclosed are copies of the following documents published by the Texas Comptroller of Public Accounts: (1) Protest and Appeal Procedures and (2) Notice of Protest. To file a protest, complete the Notice of Protest form by following the instructions included on the form and mail or deliver the form to the appraisal review board, at the above address, before the protest deadline. Property owners who file a Notice of Protest with the appraisal review board (ARB) may request an informal conference with the appraisal district to attempt to resolve a dispute prior to a formal ARB hearing. In counties with population of 120,000 or more, property owners may request an ARB special panel for certain property protests. Contact your appraisal district with any questions or for further information.

The governing body of each taxing unit decides whether taxes on the property will increase and the appraisal district only determines the value.

"Under Section 23.231, Tax Code, for the 2024, 2025, and 2026 tax years the appraised value of real property other than a residence homestead for ad valorem tax purposes may not be increased by more than 20 percent each year, with certain exceptions. The circuit breaker limitation provided under Section 23.231, Tax Code, expires December 31, 2026. Unless this expiration date is extended by the Texas Legislature, beginning in the 2027 tax year, the circuit breaker limitation provided under Section 23.231, Tax Code, will no longer be in effect and may result in an increase in ad valorem taxes imposed on real property previously subject to the limitation."

Sincerely,

GREG COOK
Chief Appraiser

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	1,200	400	Lease: 1097 Type: REAL Owner #: 17033
FM RD	1,200	400	Legal: SANDER A A W#6,10F,13
SPEC RD/BRIDGE	1,200	400	ENHANCED ENERGY
BELLVILLE ISD	1,200	400	AB 101 W C WHITE SUR
BELLVILLE HOSP	1,200	400	RRC 27891
AUSTIN CO PREC1	1,200	400	
HB1984: The Appraised value of \$400 in 2026 as compared to \$250 in 2021 is a 60.00% increase.			.001302 Royalty Interest Category: G1 Railroad #: 27891
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	360	0	400
FM RD	360	0	400
SPEC RD/BRIDGE	360	0	400
BELLVILLE ISD	360	0	400
BELLVILLE HOSP	360	0	400
AUSTIN CO PREC1	360	0	400

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 5,020	5,040	Lease: 1112 Type: REAL Owner #: 17033
FM RD	C 5,020	5,040	Legal: AUSTIN COLLEGE W#24,37,40
SPEC RD/BRIDGE	C 5,020	5,040	ENHANCED ENERGY
BELLVILLE ISD	C 5,020	5,040	AB 46 WILLIAM HARVEY SUR
BELLVILLE HOSP	C 5,020	5,040	RRC 8884
AUSTIN CO PREC1	C 5,020	5,040	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$5,040 in 2026 as compared to \$740 in 2021 is a 581.08% increase.			.001953 Royalty Interest Category: G1 Railroad #: 8884
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	3,630	690	4,350
FM RD	3,630	690	4,350
SPEC RD/BRIDGE	3,630	690	4,350
BELLVILLE ISD	3,630	690	4,350
BELLVILLE HOSP	3,630	690	4,350
AUSTIN CO PREC1	3,630	690	4,350

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 150	490	Lease: 1287 Type: REAL Owner #: 17033
FM RD	C 150	490	Legal: RB MIOCENE UNIT #1 TR 1
SPEC RD/BRIDGE	C 150	490	ENHANCED ENERGY
BELLVILLE ISD	C 150	490	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 150	490	RRC#27901
AUSTIN CO PREC1	C 150	490	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$490 in 2026 as compared to \$10 in 2021 is a 4800.00% increase.			.001302 Royalty Interest Category: G1 Railroad #: 27901
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	110	360	130
FM RD	110	360	130
SPEC RD/BRIDGE	110	360	130
BELLVILLE ISD	110	360	130
BELLVILLE HOSP	110	360	130
AUSTIN CO PREC1	110	360	130

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY	C	440	360	Lease: 1300	Type: REAL Owner #: 17033
FM RD	C	440	360	Legal: RB MIOCENE UNIT #3 TR 1	
SPEC RD/BRIDGE	C	440	360	ENHANCED ENERGY	
BELLVILLE ISD	C	440	360	AB 101 W C WHITE SUR	
BELLVILLE HOSP	C	440	360	RRC 27902	
AUSTIN CO PREC1	C	440	360		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.001302 Royalty Interest	
HB1984: The Appraised value of \$360 in 2026 as compared to				\$80 in 2021 is a 350.00% increase.	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	90	260	100		
FM RD	90	260	100		
SPEC RD/BRIDGE	90	260	100		
BELLVILLE ISD	90	260	100		
BELLVILLE HOSP	90	260	100		
AUSTIN CO PREC1	90	260	100		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY	C	230	190	Lease: 600333	Type: REAL Owner #: 17033
FM RD	C	230	190	Legal: RB MIOCENE UNIT #3 TR 2	
SPEC RD/BRIDGE	C	230	190	ENHANCED ENERGY	
BELLVILLE ISD	C	230	190	AB 101 W C WHITE SUR	
BELLVILLE HOSP	C	230	190	RRC 27902	
AUSTIN CO PREC1	C	230	190		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.003907 Royalty Interest	
HB1984: The Appraised value of \$190 in 2026 as compared to				\$40 in 2021 is a 375.00% increase.	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	40	140	50		
FM RD	40	140	50		
SPEC RD/BRIDGE	40	140	50		
BELLVILLE ISD	40	140	50		
BELLVILLE HOSP	40	140	50		
AUSTIN CO PREC1	40	140	50		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY	C	440	360	Lease: 600335	Type: REAL Owner #: 17033
FM RD	C	440	360	Legal: RB MIOCENE UNIT #3 TR 4	
SPEC RD/BRIDGE	C	440	360	ENHANCED ENERGY	
BELLVILLE ISD	C	440	360	AB 101 W C WHITE SUR	
BELLVILLE HOSP	C	440	360	RRC 27902	
AUSTIN CO PREC1	C	440	360		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.001302 Royalty Interest	
HB1984: The Appraised value of \$360 in 2026 as compared to				\$80 in 2021 is a 350.00% increase.	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	90	260	100		
FM RD	90	260	100		
SPEC RD/BRIDGE	90	260	100		
BELLVILLE ISD	90	260	100		
BELLVILLE HOSP	90	260	100		
AUSTIN CO PREC1	90	260	100		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 480	440	Lease: 600345 Type: REAL Owner #: 17033
FM RD	C 480	440	Legal: WATERFLOOD UNIT #1 TR 15
SPEC RD/BRIDGE	C 480	440	ENHANCED ENERGY
BELLVILLE ISD	C 480	440	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 480	440	RRC 8909
AUSTIN CO PREC1	C 480	440	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.001302 Royalty Interest
HB1984: The Appraised value of \$440 in 2026 as compared to \$60 in 2021 is a 633.33% increase.			Category: G1
			Railroad #: 8909
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	220	180	260
FM RD	220	180	260
SPEC RD/BRIDGE	220	180	260
BELLVILLE ISD	220	180	260
BELLVILLE HOSP	220	180	260
AUSTIN CO PREC1	220	180	260

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 360	330	Lease: 600346 Type: REAL Owner #: 17033
FM RD	C 360	330	Legal: WATERFLOOD UNIT #1 TR 16
SPEC RD/BRIDGE	C 360	330	ENHANCED ENERGY
BELLVILLE ISD	C 360	330	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 360	330	RRC 8909
AUSTIN CO PREC1	C 360	330	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.001302 Royalty Interest
HB1984: The Appraised value of \$330 in 2026 as compared to \$40 in 2021 is a 725.00% increase.			Category: G1
			Railroad #: 8909
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	160	140	190
FM RD	160	140	190
SPEC RD/BRIDGE	160	140	190
BELLVILLE ISD	160	140	190
BELLVILLE HOSP	160	140	190
AUSTIN CO PREC1	160	140	190

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 2,650	2,470	Lease: 600360 Type: REAL Owner #: 17033
FM RD	C 2,650	2,470	Legal: WATERFLOOD UNIT #1 TR 30
SPEC RD/BRIDGE	C 2,650	2,470	ENHANCED ENERGY
BELLVILLE ISD	C 2,650	2,470	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 2,650	2,470	RRC 8909
AUSTIN CO PREC1	C 2,650	2,470	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.003907 Royalty Interest
HB1984: The Appraised value of \$2,470 in 2026 as compared to \$330 in 2021 is a 648.48% increase.			Category: G1
			Railroad #: 8909
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,220	1,000	1,470
FM RD	1,220	1,000	1,470
SPEC RD/BRIDGE	1,220	1,000	1,470
BELLVILLE ISD	1,220	1,000	1,470
BELLVILLE HOSP	1,220	1,000	1,470
AUSTIN CO PREC1	1,220	1,000	1,470

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	140	130	Lease: 600717 Type: REAL Owner #: 17033
FM RD	140	130	Legal: A A SANDERS
SPEC RD/BRIDGE	140	130	ENHANCED ENERGY
BELLVILLE ISD	140	130	AB 101 W C WHITE SUR
BELLVILLE HOSP	140	130	RRC 25793
AUSTIN CO PREC1	140	130	
HB1984: The Appraised value of \$130 in 2026 as compared to \$110 in 2021 is a 18.18% increase.			.001302 Royalty Interest Category: G1 Railroad #: 25793
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	140	0	130
FM RD	140	0	130
SPEC RD/BRIDGE	140	0	130
BELLVILLE ISD	140	0	130
BELLVILLE HOSP	140	0	130
AUSTIN CO PREC1	140	0	130

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 12,990	13,090	Lease: 600721 Type: REAL Owner #: 17033
FM RD	C 12,990	13,090	Legal: WOODLEY R B W#84,92
SPEC RD/BRIDGE	C 12,990	13,090	ENHANCED ENERGY
BELLVILLE ISD	C 12,990	13,090	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 12,990	13,090	RRC 8876
AUSTIN CO PREC1	C 12,990	13,090	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$13,090 in 2026 as compared to \$4,860 in 2021 is a 169.34% increase.			.003907 Royalty Interest Category: G1 Railroad #: 8876
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	8,580	2,790	10,300
FM RD	8,580	2,790	10,300
SPEC RD/BRIDGE	8,580	2,790	10,300
BELLVILLE ISD	8,580	2,790	10,300
BELLVILLE HOSP	8,580	2,790	10,300
AUSTIN CO PREC1	8,580	2,790	10,300

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 340	220	Lease: 600737 Type: REAL Owner #: 17033
FM RD	C 340	220	Legal: ROBERT R JACKSON W#2RE & 7
SPEC RD/BRIDGE	C 340	220	BEAR CREEK ENERGY
BELLVILLE ISD	C 340	220	AB 101 WHITE WC
BELLVILLE HOSP	C 340	220	RRC# 26525
AUSTIN CO PREC1	C 340	220	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2021 Hist			.002083 Royalty Interest Category: G1 Railroad #: 26525
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	70	130	90
FM RD	70	130	90
SPEC RD/BRIDGE	70	130	90
BELLVILLE ISD	70	130	90
BELLVILLE HOSP	70	130	90
AUSTIN CO PREC1	70	130	90

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 7,460	4,650	Lease: 600750 Type: REAL Owner #: 17033
FM RD	C 7,460	4,650	Legal: WOODLEY R B
SPEC RD/BRIDGE	C 7,460	4,650	ENHANCED ENERGY PART
BELLVILLE ISD	C 7,460	4,650	AB 46 HARVEY W
BELLVILLE HOSP	C 7,460	4,650	RRC#27900
AUSTIN CO PREC1	C 7,460	4,650	.003907 Royalty Interest Category: G1 Railroad #: 27900
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$4,650 in 2026 as compared to \$2,190 in 2021 is a 112.33% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	2,890	1,180	3,470
FM RD	2,890	1,180	3,470
SPEC RD/BRIDGE	2,890	1,180	3,470
BELLVILLE ISD	2,890	1,180	3,470
BELLVILLE HOSP	2,890	1,180	3,470
AUSTIN CO PREC1	2,890	1,180	3,470

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable
COUNTY	18,810	7,130	21,510
FM RD	18,810	7,130	21,510
SPEC RD/BRIDGE	18,810	7,130	21,510
BELLVILLE ISD	18,810	7,130	21,510
BELLVILLE HOSP	18,810	7,130	21,510
AUSTIN CO PREC1	18,810	7,130	21,510